

Council Chambers
300 First Street
Woodland, California

November 3, 1992

The Woodland City Council convened a special session at 6:45 p.m. and immediately adjourned to closed session in the Second Floor Conference Room of City Hall to discuss labor relations and pending litigation. All Council Members were present at the meeting: Rominger, Crescione, Flory, Sandy and Slaven. City Manager Kris Kristensen, Assistant City Manager Kristine O'Toole and labor negotiator Bill Avery were also present at the meeting.

Council adjourned the closed session and the special session at 7:40 p.m.

The Woodland City Council met in regular session at 7:42 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Rominger invited everyone present to join her in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Rominger, Crescione, Flory, Sandy, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Murphy, Blankenship, Moutinho, McDonell, Suhr, O'Toole, De Weerd

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:45 p.m. until 7:40 p.m. to discuss pending litigation pursuant to Government Code Section 54956.9(a) and specifically the case of Roger Scott vs. City of Woodland, et al. Council also discussed labor relations as provided by the California Government Code Section 54957.6. He said no Council action was taken at the meeting.

MINUTES:

On motion of Council Member Sandy, seconded Council Member Flory and carried by unanimous vote, the City Council approved the minutes of the regular Council meeting of August 4, 1992, as prepared.

COMMUNICATIONS:

1. From Refugio Rico a claim against the City was received in the amount of \$800.00 regarding damage to his home as a result of sewer back up. The City's insurance representative recommended that Council reject the claim and refer it to them.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council rejected the claim against City filed by Refugio Rico and referred the claim to the City's insurance representative.

2. From Gerry Wetzel Bridges a letter was received expressing opposition to the proposed amphitheater project. No Council action was necessary.

3. From Finance Director Peter Woodruff a memo was received advising of claims paid for payroll and accounts payable for the month of September 1992. No Council action was necessary.

4. From Wally Foster a letter was received expressing his views on the General Plan update. No Council action as necessary.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meeting of September 14, 1992. No Council action was necessary.

2. From the City Manager a report was received transmitting a copy of the minutes of the Yolo County Transit Authority Board of Directors meeting of September 23, 1992. No Council action was necessary.

3. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historical Preservation Commission meeting of October 13, 1992. No Council action was necessary.

4. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of October 15, 1992, as follows:

(a) Commission approved modification to the Planning Commission rules and regulations. The modifications limit the term of the Chair and Vice Chair to two (2) consecutive years and require a majority vote of the Commission to extend a meeting past 11:00 p.m.

(b) Commission recommended approval to the City Council of a General Plan amendment and Zoning Ordinance amendment and expansion of the

Urban Limit Line for the Spreckels project. The Commission adopted overriding consideration for the significant impacts identified in the final EIR which are air quality and loss of prime agricultural land. Also the Commission recommended to the City Council that the remaining portion of Sub-area A in the Final EIR be included in the discussion of the General Plan Update.

(c)Commission approved a conditional use permit for the Greyhound bus station located at 617 East Street (the Dana Market). Also Commission certified a Negative Declaration on this item.

(d)Commission recommended approval to the City Council of a rezoning of Industrial for the 91 acres of land located north of Kentucky Avenue, west of North East Street, and southwest of the I-5 freeway. The Planning Commission also recommended that the City Council reaffirm the Storm Drainage Master Plan or initiate proceedings to modify the Storm Drainage Master Plan to drop the open pit on this property as a future holding pond.

(e)Commission considered a proposed amendment to the Zoning Ordinance regarding video arcades and pool halls. Commission directed staff to report back with different alternatives.

(f)Commission recommended approval to the City Council of an amendment to the Zoning Ordinance regarding dog grooming businesses. Under this amendment, dog grooming would be a condition

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(g)Commission held a study session on the I-5 Corridor Landscape Plan. After a great deal of discussion, the Commission selected what the width of the landscape planter and building setback along the I-5 freeway should be. Commission directed staff to revise the Draft I-5 Plan to reflect the numerous changes the Planning Commission has recommended in all of the study sessions held since April. Once these changes have been made, the Planning Commission will hold a public hearing on the Plan, at which time they will make a recommendation to the City Council on the Plan.

(h)Commission directed staff to initiate proceedings to amend the Highway Commercial section of the Zoning Ordinance. This amendment would expand the permitted uses in the C-H Zone. Also Commission directed staff to initiate proceedings to amend the General Plan, Southeast Area Specific Plan, and Zoning Map to change the designation of the property located at the southeast corner of County Road 101 and the I-5 Freeway from Highway Commercial to Central Commercial.

Prior to Council taking the following action regarding the Spreckels project, Mayor Rominger asked Vice Mayor Sandy to conduct the meeting during this item since she has a conflict of interest:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by the following vote, the City Council set a December 1, 1992 hearing to consider a General Plan amendment and the rezoning of the Spreckels project located on County Road 102 between County Roads 19 and 12:

AYES: COUNCIL MEMBERS: Crescione, Flory, Sandy, Slaven
NOES: COUNCIL MEMBERS: None
ABSTAINED: COUNCIL MEMBERS: Rominger

On motion of Council Member Crescione, seconded by Council Member Sandy and carried by unanimous vote, the City Council set a December 15, 1992 hearing to consider rezoning of PIRMI-Volkl property north of Kentucky Avenue west of East Street.

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous vote, the City Council set a November 17, 1992 hearing to consider a zoning ordinance amendment to regulate pet grooming businesses in commercial zones.

5. From the City Manager a report was received summarizing information discussed at the City Solid Waste Committee meeting of October 26, 1992. No Council action was necessary.

Council Member Crescione left the Council Chambers.

PUBLIC COMMENT:

Assistant City Manager Kristine O'Toole announced that Monday, November 9, 1992, on Cable Channel 31 an orientation session for Planning Commission applicants will be shown to give information about current City projects under consideration as well as the planning process.

Mayor Rominger thanked Bill Hicks for operating the camera for the Council meeting.

Tom Stallard said he will comment regarding the purchase of Lincoln Avenue and Fifth Street property when that item comes up on the agenda.

The City Manager introduced the new Public Works Director Gary Wegener who started his position yesterday, November 2, 1992. He said there will be a reception for him at the Municipal Service Center on Friday, November 6, 1992, 4:00 p.m. to 6:00 p.m.

He then thanked Dan Blankenship, Sherri Martin, Lynn Chancellor and Mike Horgan for their efforts in keeping the operation of the Public Works Department going during the recruitment for the new Director.

Manuel Arteche, President of Woodland Street Cruisers, presented Mayor Rominger with a check in the amount of \$4,500 to help cover some of the City's expenses in connection with the August 1, 1992 Cruise Night.

Mayor Rominger said she received a pre-application form from the Elderly Nutrition Program for the "Miles for Meals Walk-a-thon" to be held on Saturday, November 21 from 8:00 a.m. to 10:00 a.m. She said she will be signing up for the walk-a-thon and challenged other Council Members to also sign up.

RESOLUTION NO. 3698 - COUNTY ASSESSOR ALAN FLORY:

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote (Council Member Crescione was not present for the vote), the City Council adopted Resolution No. 3698, a resolution of appreciation honoring Yolo County Assessor Alan Flory.

Mayor Rominger presented the resolution to Mr. Flory.

Yolo County Assessor Alan Flory was a principal member of a committee formed from the California State Association of Counties (CSAC) to meet with utility companies to develop a settlement proposal to lessen the fiscal impact of a Sacramento Superior Court ruling that local entities refund over \$600 million in previously paid taxes. The ruling found that the State Board of Equalization had used an incorrect method to value utility Companies and may have resulted in a State-wide revenue loss of nearly \$1.8 billion over the next eight years and Yolo County's share of this loss would have been \$8 million. Mr. Flory gave extensive testimony over a four-month period on behalf of the CSAC committee to successfully reach a settlement to reduce the County's potential loss under this court ruling by \$5.5 million.

Council Member Crescione returned to the Council Chambers at 7:55 p.m.

PRESENTATION - COMMUNITY MURAL PROJECT:

Police Lieutenant Del Hanson said a group of volunteers known as the Woodland Beautification Committee has worked very hard over the past year and a half to abate the influence of obnoxious graffiti. He said they have worked with donated materials and equipment, and are comprised of some small business people, citizens, and school district employees. He said they have helped property owners who have been impacted by graffiti. This year he said they have taken on a mural project on the north wall of Contadina Foods cannery in the Yolano/Donnelly Circle area.

Luan Fauteck, a local artist who led the Committee, gave the Council a

presentation with slides explaining the mural project which includes an idealized figure, similar to that of the Virgin of Guadalupe.

HEARING - GIBSON RANCH VILLAS PREZONING:

Mayor Rominger announced that this time had been set for a hearing to consider the rezoning of Gibson Ranch Villas located west of County Road 102 between Interstate 5 Freeway and County Road 23.

Senior Planner Howard Nies gave the staff report. He said the proposal is to rezone 6.47 acres to R-1/PD Single Family Residential/Planned Development and 10.2 acres to RM/PD Multiple Family Residential/Planned Development.

Mayor Rominger opened the public hearing.

Donn Reiners, representing the parties involved with the proposed rezoning, expressed his support of the zone change.

There being no comments, the Mayor closed the hearing.

Ordinance No. 1222:

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1222 to amend certain sections of the City Zoning Ordinance to rezone the western portion of Gibson Ranch Villas to R-1/PD and RM/PD.

HEARING - LOT RESERVATION ORDINANCE:

Mayor Rominger said the second public hearing scheduled is to consider an amendment to the City's lot reservation ordinance including measures to provide priority of sales to Woodland based builders and contractors.

Senior Planner Howard Nies said the Planning Commission is recommending that the Council adopt an ordinance which has already been a policy regarding lot reservation to include the following conditions: (1) the location of the lots to be reserved should take place when the final map is approved; (2) the reserved lots should be located in a contiguous area that contains five or more lots; (3) the architectural guidelines for the "for sale" lots allow diversity in design; and (4) the priority of the "for sale" lots be given to local building contractors. He said the local builder would have priority for the first ten days the lots are for sale.

Mayor Rominger opened the public hearing, and there being no comments she

closed the hearing.

Council Member Sandy said he would like staff to prepare an annual report on the effectiveness of this ordinance. He said his concern is that this has been an ongoing problem, and we keep working it out in stages. He said the Council needs to know on an annual basis the detail on how it worked and how many lots were actually sold, etc.

Ordinance No. 1223:

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1223 to amend certain sections of the City Subdivision Ordinance establishing a provision regarding reservation of lots in residential subdivisions for sale to local building contractors.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 8:21 p.m. in order to convene the meeting of the City of Woodland Redevelopment Agency Board of Directors. See Agency minutes attached to these Council minutes as Exhibit A. At 8:55 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

The City Manager pulled the Consent Calendar item regarding the acceptance of College Park public improvements from the agenda.

Council Member Crescione requested that the setting of a hearing for the proposed tree preservation ordinance be removed from the Consent Calendar.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the following Consent Calendar items:

RESOLUTION NO. 3699 - POLICE LIEUTENANT BOB JONES:

The City Council adopted Resolution No. 3699, a resolution of appreciation for Police Lieutenant Bob Jones who is retiring after 28 1/2 years of service with the Woodland Police Department.

DONATION OF TRACTOR MOWER TO SCHOOL DISTRICT:

The City Council authorized the donation of a surplus tractor mower formerly used by the Parks and Recreation Department to Woodland Joint Unified School District.

REGULAR CALENDAR:

TREE PRESERVATION ORDINANCE HEARING SET:

Council Member Crescione said he has concerns that the recommended action regarding a proposed tree preservation ordinance indicates that the Council will hold a public hearing and then introduce the ordinance. He said we should not assume that an ordinance will be introduced after the hearing.

On motion of Council Member Crescione, seconded by Council Member Sandy and carried by unanimous vote, the City Council set a November 17, 1992 hearing to review the possibility of the need for a tree preservation ordinance.

OFFER TO PURCHASE PROPERTY AT LINCOLN AND FIFTH:

Mayor Rominger said she had a request to move the item regarding the offer to purchase property at Lincoln Avenue and Fifth Street to this time on the agenda.

The City Manager said two years ago staff asked Council to begin negotiations for the potential purchase of the block of property surrounded by Lincoln Avenue, Oak Avenue, Fifth Street and Sixth Street as a possible future site for a City Police Station. He said the property is owned by Jack Woods and is approximately three acres in size. A site committee for the police station made some recommendations, and Council directed staff to pursue this site. Talks were held but the process was complicated by the fact that there were still buildings on the site that were not conducive to future development plus there were problems with soil contamination on the site that need to be remedied. Since that time owner Jack Woods has been working to take the building from the site and clean up the contamination. Now the site is basically cleared and much of the contamination has been corrected. The owner wants to pursue the purchase and submitted a proposal last week for the City to purchase the three acre site for \$500,000 assuming the seller completes the cleanup of the site and that the City acquires the property by the end of this calendar year (1992). The time element would allow Mr. Woods to claim some tax advantages for this year. Meanwhile, he said, the Downtown Specific Plan has been prepared and addresses where a new Police Station should be. The Plan proposes to place the Station at the northwest corner of Court and College Streets. That Plan is being reviewed, but the Council could separate out the element regarding the Police Station location from the Plan.

He asked for Council direction regarding the offer to sell.

Council Member Sandy said in view of the work that the Downtown Specific Plan Committee has committed he felt the City should not accept Mr. Woods' offer. Council Members Flory and Crescione agreed.

Mayor Rominger said the Council should let the advisory committees have an opportunity to review the Downtown Specific Plan, receive more input and then ask Mr. Woods if he is still interested at that time in selling the property.

John Roman said the Lincoln and Sixth Street site was approved by the citizens committee a couple of years ago. He said the Court and College Street property sells for about \$400,000, and clean up will cost \$300,000. He said this is only 1.67 acres of land. He said the Woods site, which is three acres and will cost \$200,000 less, is large enough for constructing the Police Station.

Council Member Flory said the Council just wants to look at any land that is available and does not have its eye on any particular site.

DRAFT GENERAL BIKEWAY PLAN IMPLEMENTATION SCHEDULE:

Assistant Engineer Jon Tice reported to Council on the General Bikeway Plan implementation prioritization system.

Council Member Slaven recommended that the El Dorado Drive bikeway from County Road 98 to Sixth Street be upgraded from Phase IV of the schedule to Phase II.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted the recommended draft General Bikeway Plan Implementation Schedule with the revision to place the El Dorado Drive bikeway to Phase II (attached as Exhibit B).

AREA M NEEDS ANALYSIS HEARING SET:

Mayor Rominger said the Area M Needs Analysis has been reviewed by the City Planning Commission and can now be received by the City Council. She said although there is no requirement for a public hearing, she and Vice Mayor Sandy recommend that the matter be considered by the Council as a public hearing.

After some discussion the council agreed to limit the staff report and public comment to one hour.

On motion of Council Member Flory, seconded by Council Member Sandy

and carried by unanimous vote, the City Council set a November 17, 1992 hearing for receipt of the Area M Needs Analysis.

COUNTY HABITAT MANAGEMENT PLAN:

After a brief staff presentation by Senior Planner Tim Bach regarding the proposed Memorandum of Understanding (MOU) for a County Habitat Management Plan, City Attorney Bob Murphy pointed out several amendments he recommended to the proposed MOU.

Council Member Sandy said he had concerns about embarking on this process and not being able to pull out.

Mr. Bach said the City will be involved in every step along the way, and one of the key points of the agreement is that the consultant will have to prepare an interim fee schedule up front in the process. All monies the City puts up front will be reimbursed through the development procedure. He said there have already been conditions of approval made on projects such as the Southeast Area Plan and the Auto Mall that is anticipated.

Community Development Director Janet Ruggiero said the use of the interim fee has effectively allowed the City to work out an arrangement with State Fish and Game to accept that as fulfillment on the basis that the City is in compliance. She said Fish and Game's desire is for the City to have a County-wide habitat management program, and that is what is being done State-wide. If the City does not approve the MOU, every single development proposal will have to go through a separate process and receive approval from Fish and Game to proceed.

Council Member Sandy said he did not feel it was fair that the new homeowner will have to pay for this requirement. He said he has a concerns that this process not become endless, and he was concerned about the cost.

Responding to a question from Council Member Crescione, Mr. Bach said the State Department of Fish and Game has inherited this power through Congress' approval of the Endangered Species Act in the California Fish and Game Code.

On motion of Council Member Flory, seconded by Council Member Sandy and carried by the following vote, the City Council authorized the execution of a Memorandum of Understanding (as amended by the City Attorney) to establish a program for Habitat Management and Conservation of Threatened and Endangered Species in Yolo County, subject to concurring approval of all parties to the Memorandum of Understanding. The Council stipulated that the City of Woodland will have the opportunity to approve a final budget commitment to the project prior

to consultant selection and execution of a consultant contract.

AYES: COUNCIL MEMBERS: Flory, Sandy, Slaven, Rominger
NOES: COUNCIL MEMBERS: Crescione
ABSENT: COUNCIL MEMBERS: None

CONAWAY WATER SALE PROPOSAL:

The City Manager said on October 13, 1992 a County Water Plan meeting was held in the County Board Chambers, and at that meeting Conaway Development Manager Tom Lumbrazzo delivered a personal proposal to assist local agencies in planning efforts by donating the proceeds from the upcoming water sales they anticipate making to local agencies. He said the offer was first made to the City of Woodland and will give Woodland an opportunity to use the proceeds for water planning projects and studies. He said the written proposal has now been submitted to the Council.

Tom Lumbrazzo, development manager for Conaway Ranch, said Conaway has sold water in 1991 and 1992 and as part of the MOU with the County of Yolo over \$140,000 has been donated to the County for water planning purposes as part of a 2 percent agreement with the County. He said his partnership believes in water planning and would like to further assist agencies in enhancing water planning. He said if Woodland does not decide to accept the funds, Conaway would divert that money to the total effort going on in the County and other cities.

Council Member Crescione said he has a problem with the proposal. He said he feels as if this proposal is an attempt to influence the City for future projects. He said he felt the water should be left where it is and should not be sold to other communities.

Council Member Slaven said he disagreed and felt the Conaway Ranch is making the proposal for the benefit of the community just as they have contributed to other activities in the City. Council Member Flory said he agreed with Council Member Slaven and would have no reservations about accepting the Conaway Ranch proposal.

Mayor Rominger said she feels the sale of water has a direct impact on the entire County and feels that the dollars if given back to the community should go into a larger account to be used by all entities in the County for water planning purpose, for example the Yolo County Water Association.

Council Member Sandy said he supported the concept of the funds going into a County pool of funds for water development so that all of the cities could benefit.

Council Member Flory said the Council has not decided if it will enter into an agreement to form the Association, and he would not support a motion to allocate the money for that purpose.

On motion of Council Member Slaven, seconded by Council Member Flory and carried, the meeting was extended from 11:00 p.m. until 11:30 p.m.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by the following vote, the City Council agreed to accept funds from the Conaway Water transfer proposal to be deposited in the City Capital Improvement Water Fund for future needs:

AYES: COUNCIL MEMBERS: Flory, Sandy, Slaven
 NOES: COUNCIL MEMBERS: Crescione, Rominger
 ABSENT: COUNCIL MEMBERS: None

The City Manager said after the City receives the funds staff will report back to the Council with a specific list of projects for which the money could be used.

Council Member Sandy left the meeting at 11:05 p.m.

SCHOOL DISTRICT USE OF CITY CHILD CARE FACILITY:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by the following vote, the City Council approved the Child Care Commission's recommendation to allow a contract to be initiated between the City of Woodland and the Woodland Joint Unified School District for the FLOR/EVENSTART preschool program to use the Freeman portable classroom with the stipulations that there not be exclusive use and that the City Manager negotiate the appropriate fee based on the value of the space of the building:

AYES: COUNCIL MEMBERS: Crescione, Flory, Slaven, Rominger
 NOES: COUNCIL MEMBERS: None
 ABSENT: COUNCIL MEMBERS: Sandy

REVISIONS TO SACOG TRANSPORTATION PROCESS:

Joanne Koegel of Sacramento Area Council of Governments (SACOG) presented to Council proposed revisions to SACOG's Regional Transportation Planning process. She said financing has become a critical part of the whole process and there will be some tough priority setting. She said SACOG is proposing using Congestion Management Agencies to set priorities.

Senior Planner Tim Bach said this item will be continued to the November 17, 1992 Council meeting.

COMPREHENSIVE FEE SCHEDULE UPDATE:

After a brief staff presentation from Finance Director Peter Woodruff Council postponed action on approval of the comprehensive fee schedule update until November 17, 1992.

On motion of Council Member Crescione, seconded by Council Member Flory and carried by unanimous vote, the City Council extended the meeting from 11:30 p.m. until 11:35 p.m.

TELEPHONE SYSTEM UPDATE:

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the Council postponed action on the purchase and lease financing of telephone system equipment and services until November 17, 1992.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council extended the meeting from 11:35 p.m. until 11:45 p.m.

Council Member Sandy returned to the Council Chambers.

BOARD AND COMMISSION VACANCIES:

Council agreed that Council Members Crescione and Flory will interview applicants for two vacancies on the Child Care Commission; Mayor Rominger and Council Member Sandy will interview applicants for two vacancies on the Commission on Aging; Council Members Slaven and Flory will interview applicants for one vacancy on the Park and Recreation Commission; and Council Members Crescione and Flory will interview applicants for one vacancy on the Personnel Board.

ORDINANCE NO. 1220 - PERS CONTRACT AMENDMENT:

On motion of Council Member Flory, seconded by Council Member Crescione and carried by the following roll call vote, the City Council adopted and read by title only Ordinance No. 1220 approving a Public Employees' Retirement System contract amendment to provide single highest year option to miscellaneous employees:

AYES: COUNCIL MEMBERS: Crescione, Flory, Sandy, Slaven, Rominger
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

ORDINANCE NO. 1221 - PREFERENTIAL PARKING REGULATIONS:

On motion of Council Member Flory, seconded by Council Member Crescione and carried by the following roll call vote, the City Council adopted and read by title only Ordinance No. 1221 approving preferential parking regulations:

AYES: COUNCIL MEMBERS: Crescione, Flory, Sandy, Slaven, Rominger
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

ADJOURNMENT:

At 11:40 p.m. the meeting was adjourned.

City Clerk of the City of Woodland